



# Board of Adjustment Case Report

City of Raleigh  
Planning & Development Department  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2475  
www.raleighnc.gov

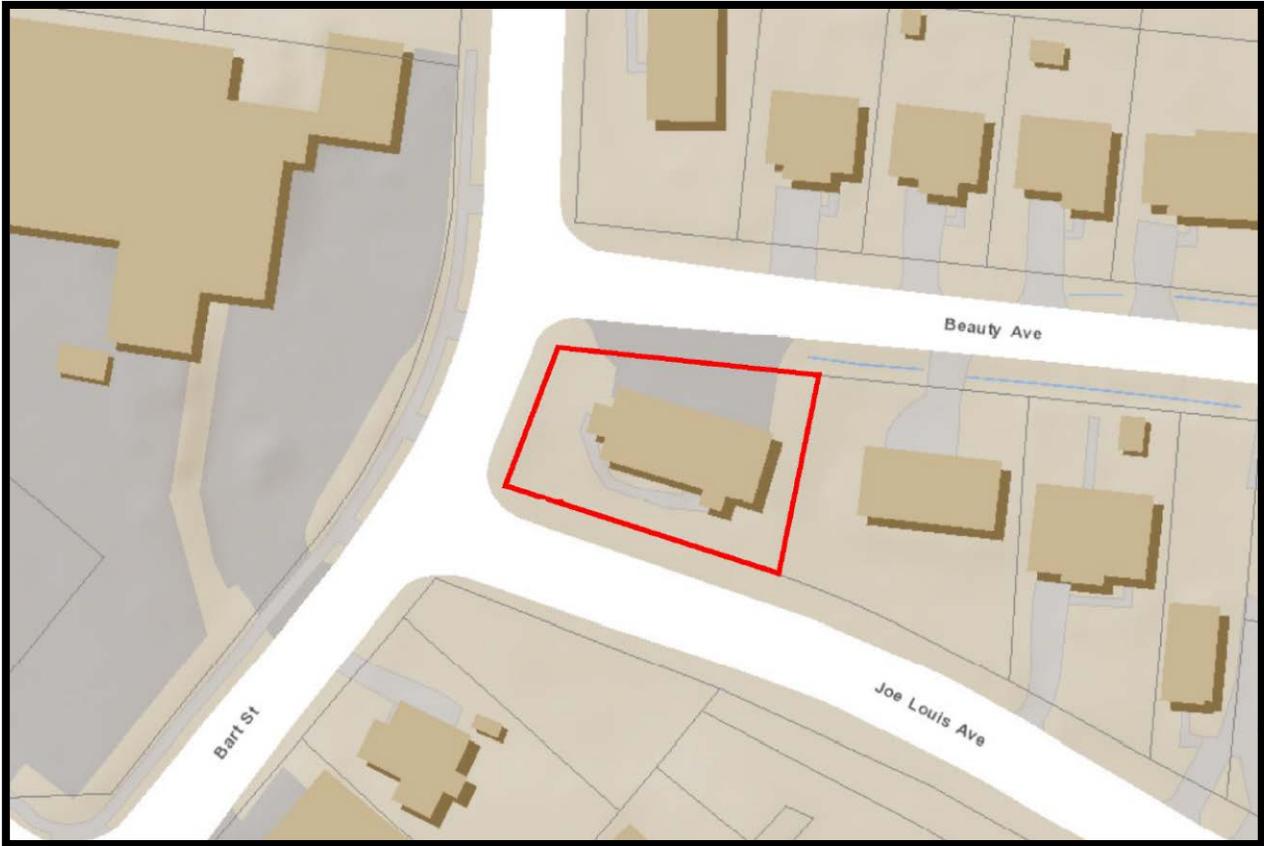
**Case File:** A-127-16

**Property Address:** 701 Bart Street

**Property Owner:** St. James Apostolic Church, Inc.

**Project Contact:** Michael Harrington

**Nature of Case:** A request an 11.4' rear setback variance to legalize the existing civic building, as well as a 9.5' rear setback variance and a 3.3' side street setback variance to expand the existing civic building pursuant to Section 2.2.5. of the Unified Development Ordinance resulting in a 8.6' rear setback and a 6.7' side street setback on a .17 acre property zoned Residential-10 and located at 701 Bart Street.



**701 Bart Street – Location Map**

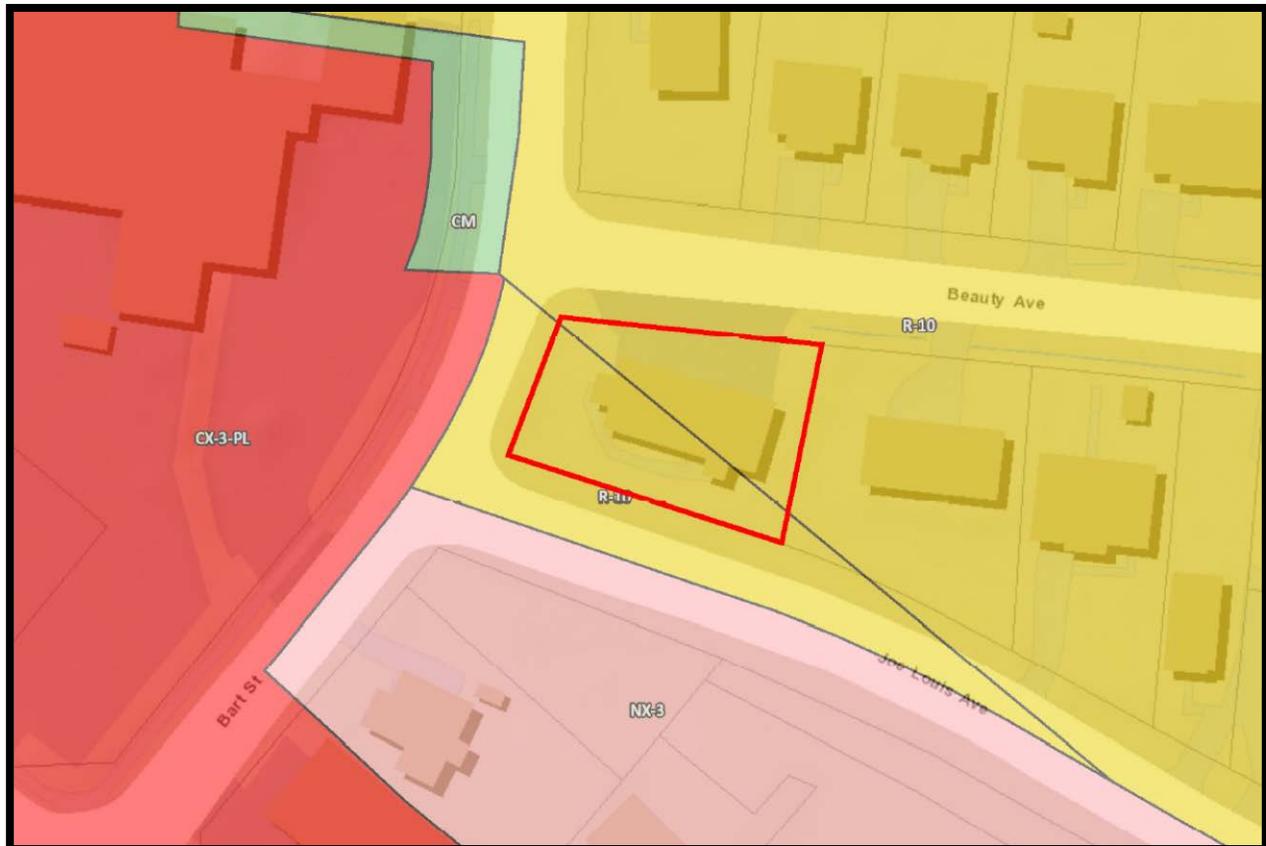
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To BOA: 11-14-16

Staff Coordinator: Eric S. Hodge, AICP

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ZONING  
DISTRICTS: Residential-10



### 701 Bart Street – Zoning Map

**VARIANCE STANDARDS:** In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions

that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
  
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

**Setback Standards:** The subject property is zoned Residential-10

<u>Yard Type</u>	<u>Minimum Setback</u>
Primary Street	10'
Side Street	10'
Side	5'
Sum of sides	10'
Rear	20'



# Application for Variance

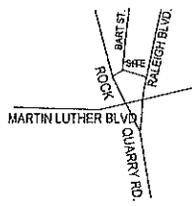


Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

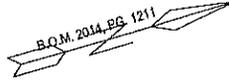
NATURE OF REQUEST	OFFICE USE ONLY
Nature of variance request (If more space is needed, submit addendum on separate sheet): <i>Improve Condition of Facility; Sanitation - up grade restroom to code. Education - addition of classrooms - Fellowship - Increase Fellowship Hall to accommodate members.</i>	Transaction Number  <i>A-127-16</i>
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number. <i>Express Sketch Plan Review</i>  <i>Transaction # 478818</i>	

GENERAL INFORMATION			
Property Address <i>201 Bart St Raleigh NC 27610-3352</i>	Date <i>9-19-16</i>		Property PIN <i># 1713258838</i>
Nearest Intersection <i>900 Louis / Bart St</i>	Property size (in acres) <i>.17</i>		Current Zoning <i>NB</i>
Property Owner <i>ST James Apostolic Church Inc</i>	Phone <i>919 832-0016</i>	Fax	
Owner's Mailing Address <i>701 Bart St Raleigh NC 27610</i>	Email		
Project Contact Person <i>Michael D Harrington</i>	Phone <i>919 625-9067</i>	Fax	
Contact Person's Mailing Address <i>205 woods Run Knightdale NC 27545</i>	Email <i>harrington566345@yahoo.com</i>		
Property Owner Signature <i>Michael D Harrington</i>	Email		
Notary  Sworn and subscribed before me this <u><i>19<sup>th</sup></i></u> day of <u><i>September</i></u> , 20 <u><i>16</i></u>  <i>Tina C. Holder</i> <i>My Comm. expires 11:01. 19</i>	Notary Signature and Seal  <div style="border: 1px solid black; padding: 5px; display: inline-block;">                         TINA C. HOLDER                          NOTARY PUBLIC                          WAKE COUNTY, N.C.                     </div> <div style="text-align: center; margin-top: 20px;"> </div>		

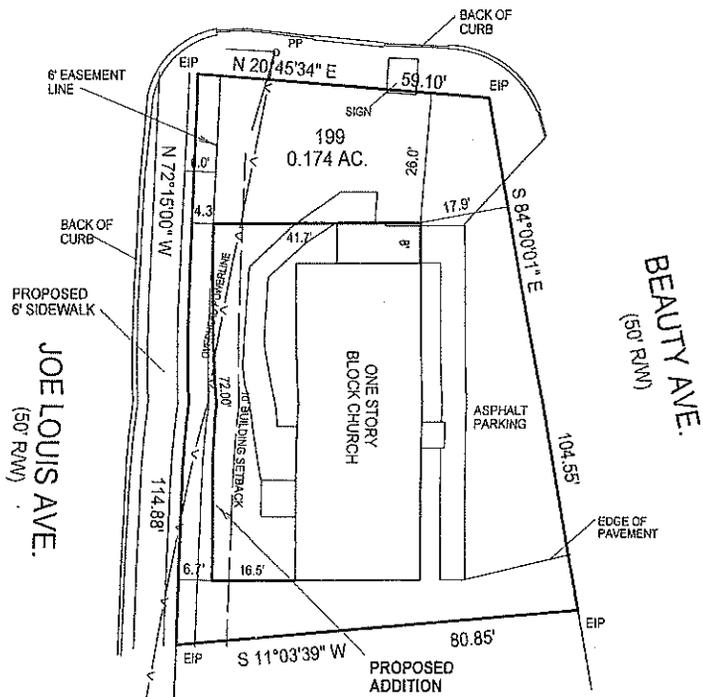


VICINITY MAP (N.T.S.)

- LEGEND**
- Lines Surveyed
  - - - Lines not surveyed
  - EIP Existing Iron Pipe
  - IPS Iron Pipe Set
  - P.P. Power Pole
  - MH Manhole



BART ST.  
(50' RW)



LOT 199, JOE LOUIS PARK,  
RECORDED IN B.O.M. 2014, PG. 1211, WAKE CO.

PROPERTY OF

**SAINT JAMES APOSTOLIC CHURCH**

701 BART ST.

RALEIGH, N.C.

SCALE: 1" = 30'

DATE: 8/23/16

BOOK: M-249-58

DAVID W. BARRIER  
Licensed Surveyor  
421 S. Harrison Ave.  
Cary, N.C. 27511  
(919) 469-2834

I, David W. Barrier, certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are clearly indicated and any encroachments are shown.

*David W. Barrier*



[Home](#)

## Wake County Real Estate Data Account Summary

[iMaps](#)  
[Tax Bills](#)

Real Estate ID **0077556**

PIN # **1713258838**

Location Address  
**701 BART ST**

Property Description  
**LO199 SAINT JAMES APOSTOLIC CHURCH BLB BM2014-01211**

[Account Search](#)

[Pin/Parcel History](#) [Search Results](#) [New Search](#)

NORTH CAROLINA [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

<b>Property Owner</b> <b>ST JAMES APOSTOLIC CHURCH INC</b> (Use the Deeds link to view any additional owners)	<b>Owner's Mailing Address</b> <b>701 BART ST</b> <b>RALEIGH NC 27610-3352</b>	<b>Property Location Address</b> <b>701 BART ST</b> <b>RALEIGH NC 27610-3352</b>
<b>Administrative Data</b> Old Map # <b>B014-B0336-0008</b> Map/Scale <b>1713 10</b> VCS <b>ECRA001</b> City <b>RALEIGH</b> Fire District Township <b>RALEIGH</b> Land Class <b>EXEMPT</b> ETJ <b>RA</b> Spec Dist(s) Zoning <b>NB</b> History ID 1 History ID 2 Acreage <b>.17</b> Permit Date Permit #	<b>Transfer Information</b>  Deed Date <b>8/20/1999</b> Book & Page <b>08394 1885</b> Revenue Stamps Pkg Sale Date <b>10/18/1985</b> Pkg Sale Price <b>\$7,000</b> Land Sale Date Land Sale Price  <b>Improvement Summary</b>  Total Units <b>0</b> Recycle Units <b>0</b> Apt/SC Sqft Heated Area <b>1,965</b>	<b>Assessed Value</b>  Land Value Assessed <b>\$38,670</b> Bldg. Value Assessed <b>\$100,731</b>  Tax Relief  Land Use Value Use Value Deferment Historic Deferment Total Deferred Value  Use/Hist/Tax Relief Assessed Total Value Assessed* <b>\$139,401</b>

\*Wake County assessed building and land values reflect the market value as of January 1, 2016, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2016 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2016 Schedule of Values.

**For questions regarding the information displayed on this site, please contact the Revenue Department at [RevHelp@wakegov.com](mailto:RevHelp@wakegov.com) or call 919-856-5400.**

Real Estate ID **0077556**

PIN # **1713258838**

Account Search

Location Address  
**701 BART ST**

Property Description  
**LO199 SAINT JAMES APOSTOLIC CHURCH BLB BM2014-01211**

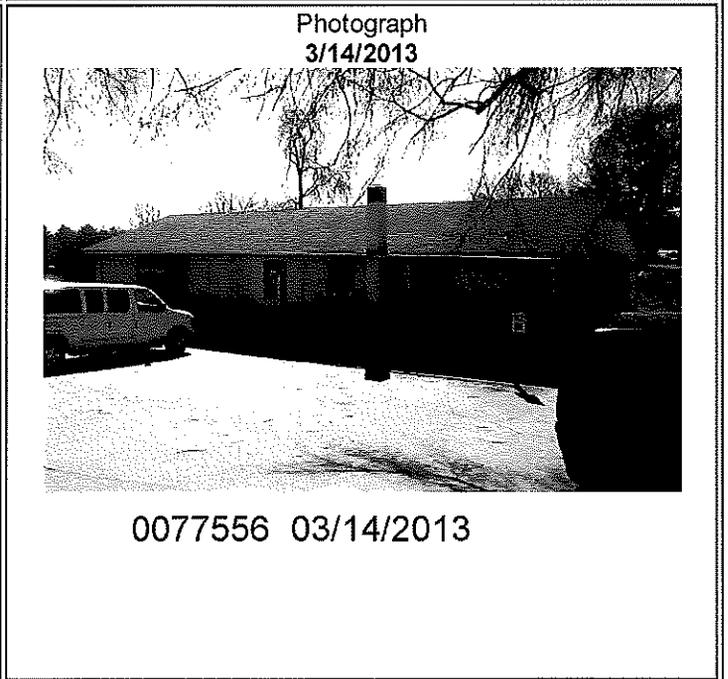
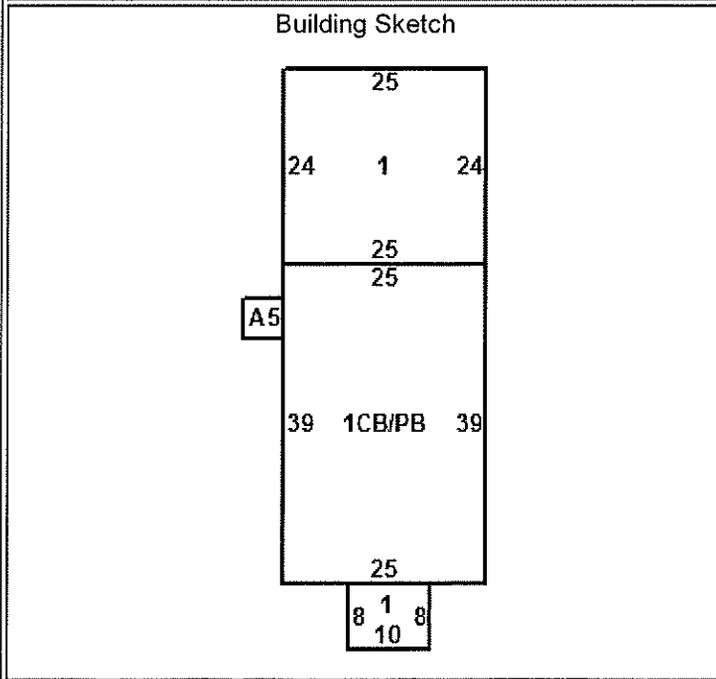
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Building Location Address <b>701 BART ST</b>		Building Description <b>SAINT JAMES APOSTOLIC CHURCH</b>		Card 01 Of 01	
Bldg Type	<b>66 Church</b>	Year Blt	<b>1966</b>	Eff Year	<b>1966</b>
Units		Addns		Remod	
Heated Area	<b>1,965</b>	Int. Adjust.	<b>BSMT-Fully Semi-fini</b>		Base Bldg Value
Story Height	<b>1 Story</b>	Other Features			<b>\$315,572</b>
Style	<b>Conventional</b>				Grade
Basement	<b>40% Partial Bas</b>				<b>25.43 76%</b>
Exterior	<b>Cinderblock</b>				Cond %
Const Type	<b>Wood Joist</b>				<b>B 42%</b>
Heating	<b>Central</b>				Market Adj.
Air Cond	<b>Central</b>				Market Adj.
Plumbing	<b>Adequate</b>				Accrued %
					<b>42%</b>
					Incomplete Code
					<b>Card 01 Value</b>
					<b>\$100,731</b>
					All Other Cards
					Land Value Assessed
					<b>\$38,670</b>
					Total Value Assessed
					<b>\$139,401</b>

Main and Addition Summary						Other Improvements				
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year %ADJ	Inc	Value
M	1	CB/PB	975							
A	1	CN O	25							
B	1	0459	80							
C	1	BPM	600							
D										
E										
F										
G										
H										



LIST OF ALL ADJACENT PROPERTY OWNERS

WIGGINS, SYLVIA B  
922 ROCK QUARRY RD  
RALEIGH NC 27610-3824

LEYVA JIMENEZ, MARLEN ABIGAL  
1305 JOE LOUIS AVE  
Raleigh NC 27610

JOYNER, GOLDEN JOYNER, ANNETTE  
1305 BEAUTY AVE  
Raleigh NC 27610

SHANNON, MARY T BATTLE  
3608 MANSFIELD DR  
Raleigh NC 27610

HELPING HAND MISSION INC  
623 ROCK QUARRY RD  
Raleigh NC 27610

